

127.0

0005

0008.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,402,400 / 1,402,400

APPRAISED: 1,402,400 / 1,402,400

USE VALUE: 1,402,400 / 1,402,400

ASSESSED: 1,402,400 / 1,402,400

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 39 |        | HIGHLAND AVE, ARLINGTON |

**OWNERSHIP**

Unit #: \_\_\_\_\_

|          |                             |
|----------|-----------------------------|
| Owner 1: | RYAN BERNARD C & KATHLEEN M |
| Owner 2: |                             |
| Owner 3: |                             |

Street 1: 39 HIGHLAND AVENUE

Street 2: \_\_\_\_\_

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

|           |              |
|-----------|--------------|
| Owner 1:  |              |
| Owner 2:  |              |
| Street 1: |              |
| Twn/City: |              |
| St/Prov:  | Cntry: _____ |
| Postal:   |              |

|           |              |
|-----------|--------------|
| Owner 1:  |              |
| Owner 2:  |              |
| Street 1: |              |
| Twn/City: |              |
| St/Prov:  | Cntry: _____ |
| Postal:   |              |

|           |              |
|-----------|--------------|
| Owner 1:  |              |
| Owner 2:  |              |
| Street 1: |              |
| Twn/City: |              |
| St/Prov:  | Cntry: _____ |
| Postal:   |              |

|           |              |
|-----------|--------------|
| Owner 1:  |              |
| Owner 2:  |              |
| Street 1: |              |
| Twn/City: |              |
| St/Prov:  | Cntry: _____ |
| Postal:   |              |

**NARRATIVE DESCRIPTION**

This parcel contains 8,893 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1926, having primarily Wood Shingle Exterior and 6614 Square Feet, with 2 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
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| Code | Descrip/No | Amount | Com. Int |
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| Code | Descrip/No | Amount | Com. Int |
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## EXTERIOR INFORMATION

|               |                   |
|---------------|-------------------|
| Type:         | 13 - Multi-Garden |
| Sty Ht:       | 2A - 2 Sty +Attic |
| (Liv) Units:  | 2 Total: 2        |
| Foundation:   | 2 - Conc. Block   |
| Frame:        | 1 - Wood          |
| Prime Wall:   | 1 - Wood Shingle  |
| Sec Wall:     | %                 |
| Roof Struct:  | 1 - Gable         |
| Roof Cover:   | 1 - Asphalt Shgl  |
| Color:        | BLUE              |
| View / Desir: |                   |

## **GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - Average |
| Year Blt:     | 1926        |
| Eff Yr Blt:   |             |
| Alt LUC:      | Alt %:      |
| Jurisdict:    | G17         |
| Fact:         | .           |
| Const Mod:    |             |
| Lump Sum Adj: |             |

#### **INTERIOR INFORMATION**

| INTERIOR INFORMATION |     |                 |
|----------------------|-----|-----------------|
| Avg Ht/FL:           | STD |                 |
| Prim Int Wall:       | 2   | - Plaster       |
| Sec Int Wall:        | 1   | - Drywall       |
|                      |     | 20 %            |
| Partition:           | T   | - Typical       |
| Prim Floors:         | 3   | - Hardwood      |
| Sec Floors:          |     | %               |
| Bsmnt Flr:           | 12  | - Concrete      |
| Subfloor:            |     |                 |
| Bsmnt Gar:           | 1   |                 |
| Electric:            | 3   | - Typical       |
| Insulation:          | 2   | - Typical       |
| Int vs Ext:          | S   |                 |
| Heat Fuel:           | 2   | - Gas           |
| Heat Type:           | 5   | - Steam         |
| # Heat Sys:          | 2   |                 |
| % Heated:            | 100 | % AC: 50        |
| Solar HW:            | NO  | Central Vac: NO |
| % Com Wall           |     | % Sprinkled:    |

# MOBILE HOME

Make: [REDACTED] Model: [REDACTED] Serial #: [REDACTED] Year: [REDACTED] Color: [REDACTED]  
**ARD ITEMS** **PARCEL ID** 127.0-0005-0008.A

#### SPEC FEATURES/YARD ITEMS

| Code | Description | A/Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | JURIS. | Value |
|------|-------------|-------|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------|-------|
| 3    | Garage      | D     | Y   | 120X20   | A    | AV  | 1930 | 21.25      | T   | 40  | 104 |      |       | 5,100      |      |       | 5,100  |       |

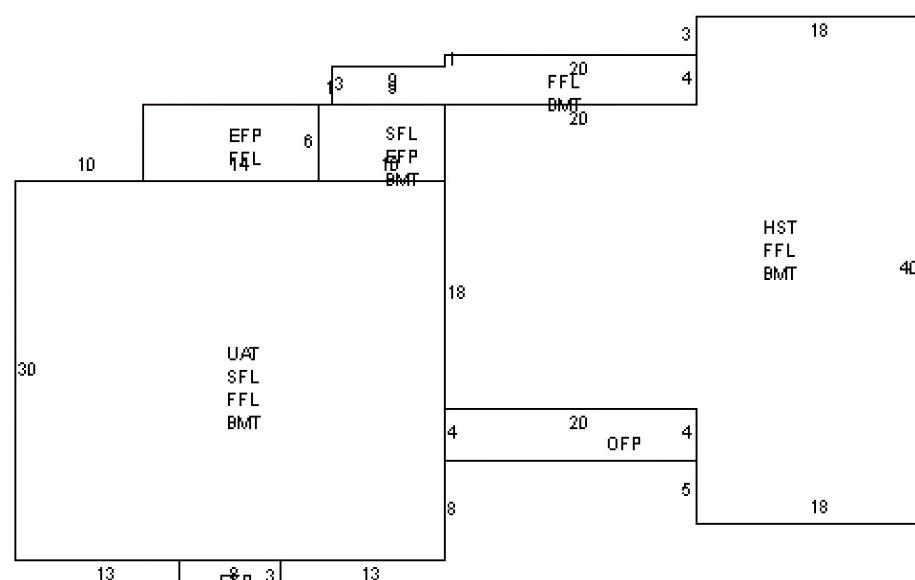
ES

|         |         |           |
|---------|---------|-----------|
| Bath: 2 | Rating: | Average   |
| Bath: 2 | Rating: | Very Good |
| Bath:   | Rating: |           |
| B Bath: | Rating: |           |
| Bath:   | Rating: |           |
| Bath:   | Rating: |           |
| Fix: 1  | Rating: | Very Good |

## COMMENTS

OF=SINK IN BMT. Land area (3780 sqft) from 0  
Lot Highland Ave (127-5-7A) added due to addition  
to the home.

SKETCH



SUB AREA

| SUB AREA           |              |           |           |              | SUB AREA DETAIL |        |         |        |    |       |
|--------------------|--------------|-----------|-----------|--------------|-----------------|--------|---------|--------|----|-------|
| Code               | Description  | Area - SQ | Rate - AV | Undepr Value | Sub Area        | % Usbl | Descrip | % Type | Qu | # Ten |
| FFL                | First Floor  | 2,411     | 151.050   | 364,182      | BMT             | 100    | RRM     | 95     | G  |       |
| BMT                | Basement     | 2,387     | 80.400    | 191,915      | UAT             | 100    | FLA     | 100    | A  |       |
| SFL                | Second Floor | 1,080     | 151.050   | 163,134      |                 |        |         |        |    |       |
| HST                | Half Story   | 600       | 151.050   | 90,630       |                 |        |         |        |    |       |
| UAT                | Upper Attic  | 255       | 105.740   | 26,962       |                 |        |         |        |    |       |
| EFP                | Enclos Porch | 168       | 42.560    | 7,150        |                 |        |         |        |    |       |
| OFP                | Open Porch   | 80        | 36.380    | 2,911        |                 |        |         |        |    |       |
| Net Sketched Area: |              | 6,981     | Total:    | 846,884      |                 |        |         |        |    |       |
| Size Ad            | 4091         | Gross Are | 8346      | FinArea      | 6614            |        |         |        |    |       |

SUB AREA DETAIL

*AssessPro* Patriot Properties, Inc.

